

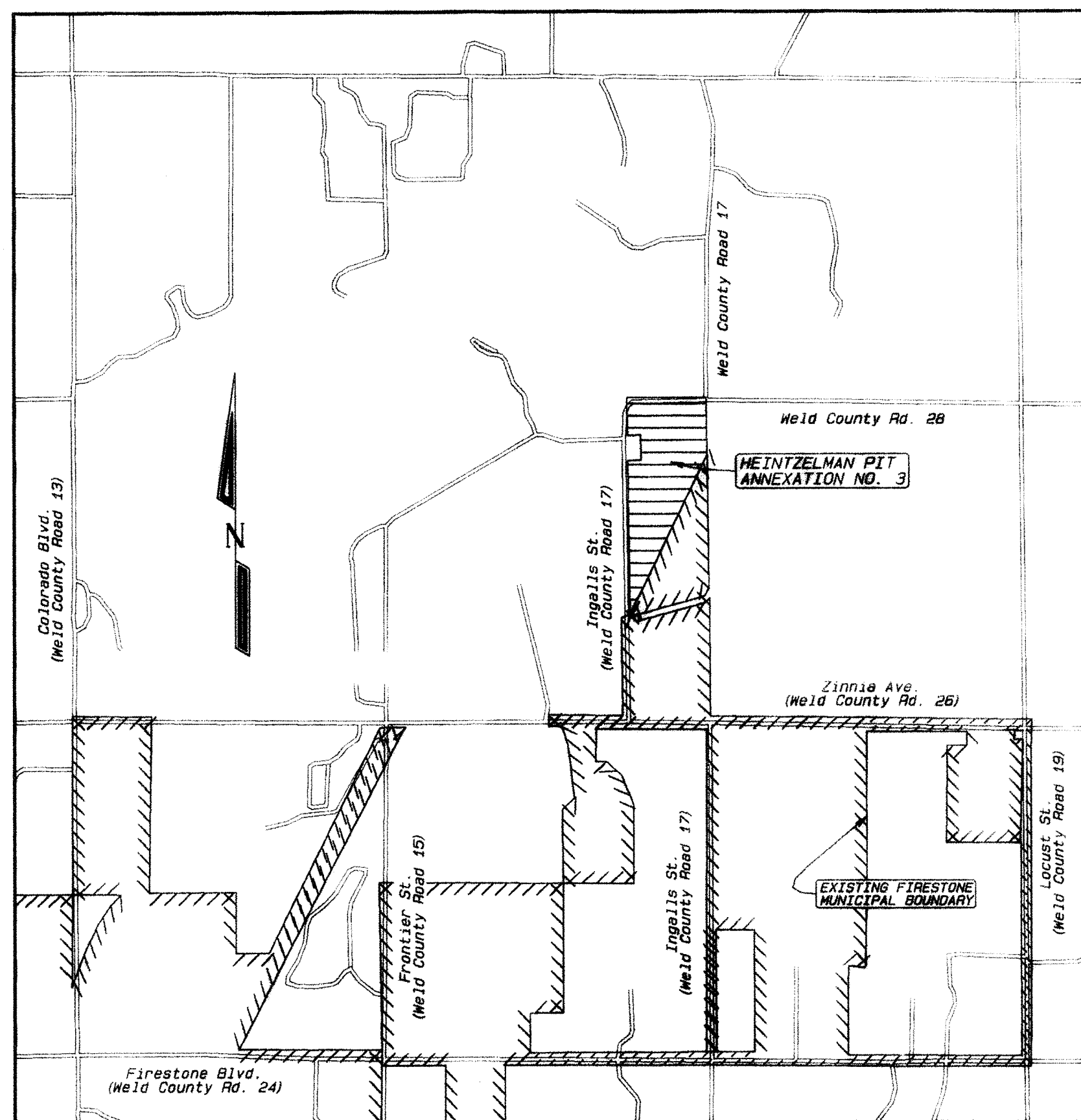
3696263 05/28/2010 12:47P Weld County, CO
1 of 2 R 21.00 D 0.00 Steve Moreno Clerk & Recorder

HEINTZELMAN PIT ANNEXATION NO. 3 TO THE TOWN OF FIRESTONE

Located in the East 1/2 of the East 1/2 of
Section 32, Township 3 North, Range 67 West of the 6th P.M.,
County of Weld, State of Colorado.

Sheet 1 of 2

05/28/2010 12:47P
001 x08 0.9
05208 CO.0000007



VICINITY MAP: 1" = 2000'

PROPERTY DESCRIPTION & OWNERS STATEMENT:

KNOW ALL MEN BY THESE PRESENTS, THAT WE PASQUALE AND JACQUELINE VARRA BEING THE SOLE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED LAND, TO WIT:

A PORTION OF LOT B OF RECORDED EXEMPTION NO. 1209-32-1-RE524, RECORDED DECEMBER 15, 1981 IN BOOK 955 AS RECEPTION NO. 1877097, BEING A PART OF THE EAST 1/2 OF THE EAST 1/2 OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 67 WEST OF THE 6TH P.M., EXCEPTING THEREFROM A PARCEL OF LAND CONVEYED TO THE BOULDER AND WELD RESERVOIR COMPANY BY DEED RECORDED JUNE 2, 1904 IN BOOK 218 AT PAGE 29, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF THE EAST 1/2 OF SAID SECTION 32 TO BEAR NORTH 89°41'37" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, COMMENCING AT THE NORTHEAST CORNER OF THE EAST 1/2 OF SAID SECTION 32; THENCE SOUTH 00°35'14" EAST, COINCIDENT WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 32, A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 28; AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°35'14" EAST, COINCIDENT WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 32, A DISTANCE OF 936.91 FEET; THENCE SOUTH 26°01'17" WEST, A DISTANCE OF 2897.32 FEET TO THE EAST RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 17; THENCE NORTH 00°43'43" WEST, COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 17, A DISTANCE OF 2511.59 FEET TO THE SOUTH LINE OF LOT A OF SAID RE-524; THENCE NORTH 89°16'17" EAST, COINCIDENT WITH THE SOUTH LINE OF LOT A OF SAID RE-524, A DISTANCE OF 220.00 FEET TO THE SOUTHEAST CORNER OF LOT A OF SAID RE-524; THENCE NORTH 00°43'43" WEST, COINCIDENT WITH THE EAST LINE OF LOT A OF SAID RE-524 AND PARALLEL WITH THE WEST LINE OF THE EAST 1/2 OF THE EAST 1/2 OF SAID SECTION 32, A DISTANCE OF 413.15 FEET TO THE NORTHEAST CORNER OF LOT A OF SAID RE-524; THENCE SOUTH 89°16'17" WEST, COINCIDENT WITH THE NORTH LINE OF LOT A OF SAID RE-524, A DISTANCE OF 220.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 17; THENCE NORTH 00°43'43" WEST, COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 17, A DISTANCE OF 617.61 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 28; THENCE SOUTH 89°55'50" EAST, COINCIDENT WITH THE SOUTH RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 28, A DISTANCE OF 1306.52 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 64.99 ACRES OR 2,830,964 SQUARE FEET, MORE OR LESS.

HAVE CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE ANNEXED UNDER THE NAME OF HEINTZELMAN PIT ANNEXATION NO. 3

OWNER: PASQUALE AND JACQUELINE VARRA

BY: Pasquale Varra
OWNER

BY: Jacqueline Varra
OWNER

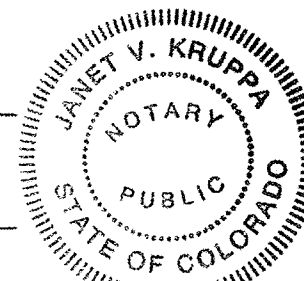
STATE OF COLORADO }
COUNTY OF WELD }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF April, 2010 BY Pasquale Varra and Jacqueline Varra

WITNESS MY HAND AND OFFICIAL SEAL

Janet V. Kruppa
NOTARY PUBLIC

5-21-11
MY COMMISSION EXPIRES



TOWN APPROVAL:

THIS IS TO CERTIFY THAT THE HEINTZELMAN PIT ANNEXATION NO. 3 WAS APPROVED ON THE 25th DAY OF February, 2010 BY ORDINANCE NO. 735 AND THAT THE MAYOR OF THE TOWN OF FIRESTONE ON BEHALF OF THE TOWN OF FIRESTONE, HEREBY ACKNOWLEDGES SAID ANNEXATION UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

CH
MAYOR

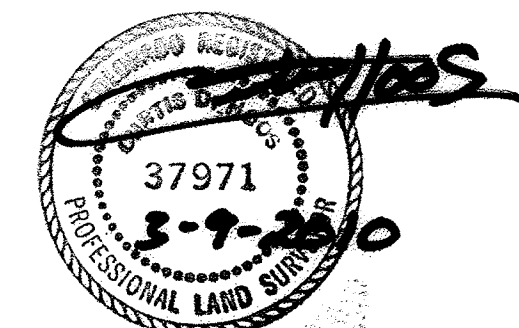
Judy L. Hegwood
TOWN CLERK



SURVEYOR'S CERTIFICATE:

I, CURTIS D. HOOS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ANNEXATION MAP REPRESENTED BY THIS PLAT WAS MADE BY ME OR UNDER MY SUPERVISION, AND THIS PLAT ACCURATELY REPRESENTS SAID ANNEXATION MAP TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ME TO DETERMINE OWNERSHIP. FURTHERMORE THIS CERTIFIES THAT AT LEAST ONE-SIXTH (1/6) OF THE PROPERTY SHOWN HEREON IS CONTIGUOUS WITH THE BOUNDARY OF THE TOWN OF FIRESTONE.

CURTIS D. HOOS PLS 37971
FOR AND ON BEHALF OF:
AMERICAN WEST LAND SURVEYING CO.
A COLORADO CORPORATION



GENERAL NOTES:

1) BASIS OF BEARING: THE SOUTH LINE OF THE EAST 1/2 OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 67 WEST OF THE 6TH P.M. IN WELD COUNTY COLORADO IS ASSUMED TO BEAR NORTH 89°41'37" WEST AS MONUMENTED HEREON WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

2) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

3) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

4) CERTIFICATION DEFINED: THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.

5) OWNERSHIP INFORMATION AS SHOWN HEREON WAS TAKEN FROM THE WELD COUNTY ASSESSORS RECORDS, AND IS CURRENT AS OF SEPTEMBER 30, 2009.

6) LAND TITLE GUARANTEE COMPANY COMMITMENT FOR TITLE INSURANCE DATED JULY 7, 2009 ORDER NO. FCC25091156 WAS USED TO LOCATE EASEMENTS AND RIGHT-OF-WAYS AS SHOWN ON THIS ANNEXATION MAP.

PROPERTY OWNER:

PASQUALE & JACQUELINE VARRA
8120 GAGE STREET
FREDERICK, CO 80516
303-666-6657
E-MAIL: N/A

APPLICANT:

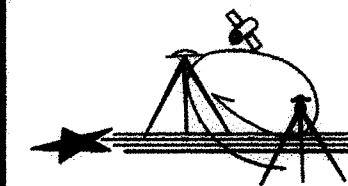
VARRA CO., INC.
ATTN: BRAD JONES
8120 GAGE STREET
FREDERICK, CO 80516
303-666-6657
E-MAIL: BJONES@VARRACOMPANIES.COM

TECHNICAL CONSULTANT:

AMERICAN WEST LAND SURVEYING CO.
A COLORADO CORPORATION
ATTN: CURTIS HOOS
P.O. BOX 128
BRIGHTON, CO 80601
303-659-1532
E-MAIL: CURTISAMW@AOL.COM

ANNEXATION TABLE:

TOTAL PERIMETER:	9123.10 FEET
REQUIRED 1/6 CONTIGUOUS PERIMETER:	1520.52 FEET
CONTIGUOUS BOUNDARY:	2897.32 FEET

HEINTZELMAN PIT ANNEXATION MAP		 American West Land Surveying Co. A Colorado Corporation PO Box 128, Brighton, CO 80601 P 303-659-1532 F 303-656-0575 amwest123@aol.com	
FIRESTONE INFORMATION BLOCK			
NAME OF SUBMITTAL:	HEINTZELMAN	Located in the East 1/2 of the East 1/2 of Section 32, Township 3 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado.	
TYPE OF SUBMITTAL:	ANNEXATION		
FILING NUMBER:		SCALE 1" = 200' DATE: JUNE 10, 2009 CLIENT: VARRA DRAWN BY: CDH CHECKED BY: MDH JOB NO: 09-12155	
PHASE NUMBER:			
SHEET TITLE:	ANNEXATION NO. 3	REVISION DATE: JUNE 10, 2009 CLIENT: VARRA DRAWN BY: CDH CHECKED BY: MDH JOB NO: 09-12155	
PREPARATION DATE:	6/9/09		
REVISION DATE:	9/30/09	REVISION DATE: JUNE 10, 2009 CLIENT: VARRA DRAWN BY: CDH CHECKED BY: MDH JOB NO: 09-12155	
REVISION DATE:	3/9/10		
REVISION DATE:		REVISION DATE: JUNE 10, 2009 CLIENT: VARRA DRAWN BY: CDH CHECKED BY: MDH JOB NO: 09-12155	
REVISION DATE:			
REVISION DATE:		REVISION DATE: JUNE 10, 2009 CLIENT: VARRA DRAWN BY: CDH CHECKED BY: MDH JOB NO: 09-12155	
REVISION DATE:			
SHEET 1 OF 2		V:\AM\Surveys\T 3\N\T3N_R67W\S32\VARRA_PIT116_ANNEX09_3.pro	

HEINTZELMAN PIT ANNEXATION NO. 3 TO THE TOWN OF FIRESTONE

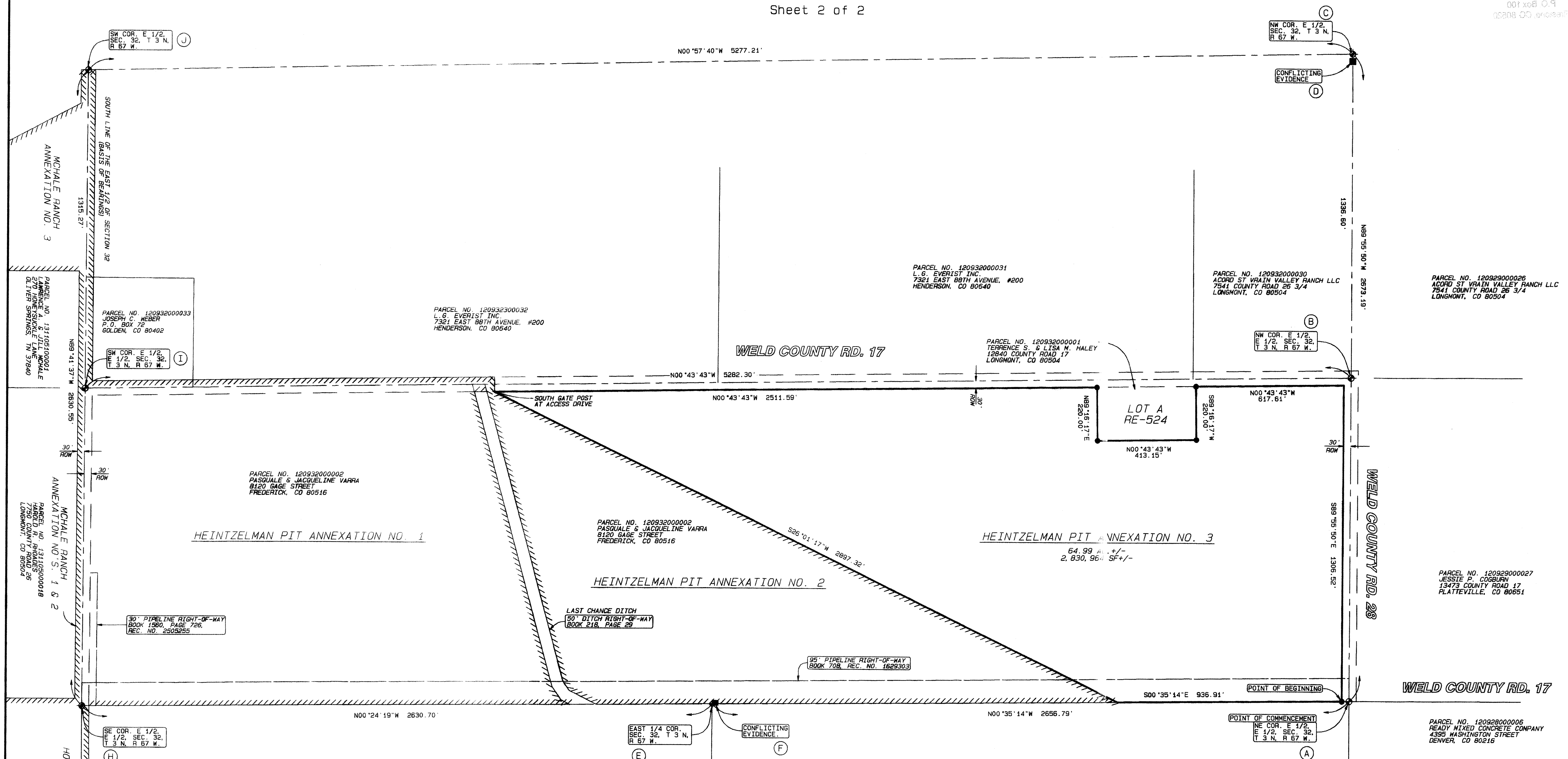
Located in the East 1/2 of the East 1/2 of
Section 32, Township 3 North, Range 67 West of the 6th P.M.,
County of Weld, State of Colorado.

Sheet 2 of 2



Not to be used for
Town of Firestone
P.O. Box 100
Firestone, CO 80504

3696263 05/28/2010 12:47P Weld County, CO
2 of 2 R 21.00 D 0.00 Steve Moreno Clerk & Recorder



ALIQUOT MONUMENT DESCRIPTIONS:

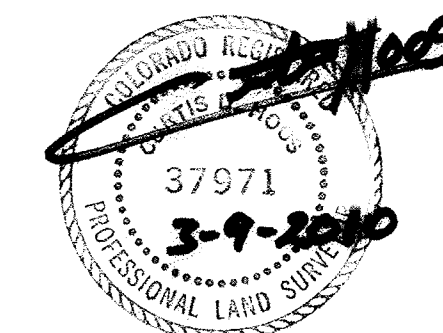
- A = FOUND 3/4" REBAR WITH 2 1/2" ALUMINUM CAP PLS 19585.
- B = FOUND 3/4" REBAR WITH 2 1/2" ALUMINUM CAP PLS 23500.
- C = FOUND 3/4" REBAR WITH 2 1/2" ALUMINUM CAP PLS 23500.
- D = CONFLICTING EVIDENCE: FOUND 3/4" REBAR WITH 2 1/2" ALUMINUM CAP PLS 10743.
- E = FOUND 3/4" REBAR WITH 2 1/2" ALUMINUM CAP PLS 23501.
- F = CONFLICTING EVIDENCE: FOUND BENT 5/8" REBAR AT LOCATION SHOWN ON MONUMENT RECORD BY PLS 12488, DATED JUNE 29, 1977.
- H = FOUND 3/4" REBAR WITH 2 1/2" ALUMINUM CAP PLS 23501.
- I = FOUND 3/4" REBAR WITH 2 1/2" ALUMINUM CAP PLS 23500.
- J = FOUND 3/4" REBAR WITH 2 1/2" ALUMINUM CAP PLS 23500.

PARCEL NO. 120933000039
STEVEN J. & ALBERT L. MCCLAY
9173 COUNTY ROAD 26
FORT LUTON, CO 80621

LEGEND:

- ◆ = ALIQUOT CORNER USED FOR CONTROL, AS NOTED.
- = CONFLICTING EVIDENCE, AS NOTED.
- = FOUND 5/8" REBAR WITH RED PLASTIC CAP PLS 37971.
- //// = BOUNDARY OF THE TOWN OF FIRESTONE.

PARCEL NO. 1209332000051
BEARSON DAIRY LLC
3908 COUNTY ROAD 25
FORT LUTON, CO 80621



HEINTZELMAN PIT ANNEXATION MAP	
FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	HEINTZELMAN
TYPE OF SUBMITTAL:	ANNEXATION
FILING NUMBER:	
PHASE NUMBER:	
SHEET TITLE:	ANNEXATION NO. 3
PREPARATION DATE:	6/9/09
REVISION DATE:	9/30/09
REVISION DATE:	3/9/10
REVISION DATE:	
REVISION DATE:	
SHEET 2 OF 2	

American West Land Surveying Co.	
A Colorado Corporation PO Box 129, Brighton, CO 80601 P 303-658-1532 F 303-655-0575 amwest123@aol.com	
GRAPHIC SCALE 1"=200'	
0 200 400 600	
SCALE 1" = 200'	DATE: JUNE 8, 2009
DRAWN BY: CDH	CHECKED BY: MDH
REVISION	DATE
V:\AM\Survey\T 3\N\T3N_R67W\632\VARRA_PIT116_ANNEX09_3.pro	